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Agenda No. 15  
10/28/08

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

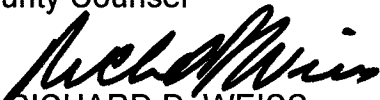
**Re: PROJECT NUMBER TR067784-(2)  
CONDITIONAL USE PERMIT NUMBER 2006-00321-(2)  
HOUSING PERMIT NUMBER 2006-00003-(2)  
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permits which propose 246 attached condominiums in one multi-family building in the Carson Zoned District. At the completion of the hearing you indicated an intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By   
RICHARD D. WEISS  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

RDW/gl

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NUMBER 2006-00321-(2)  
HOUSING PERMIT NUMBER. 2006-00003-(2)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 2006-00321-(2) ("CUP") and Housing Permit No. 2006-00003-(2) ("Housing Permit") on October 28, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on August 13, 2008. The CUP and Housing Permit were heard concurrently with General Plan Amendment Case No. 2006-00015-(2) ("Plan Amendment"), Zone Change Case No. 2006-00012-(2) ("Zone Change"), and Vesting Tentative Tract Map No. 067784 ("Vesting Map").
2. The CUP is a request to authorize the use of a Development Program ("DP") on the subject property for 246 new attached condominium units in one attached multi-family building in a gated residential development. The Housing Permit is a related request for an administrative housing permit to set aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus on the subject property.
3. The Plan Amendment is a related request to authorize an amendment to the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from category I (Major Industrial) to category 4 (High Density Residential-Greater Than 22 Dwelling Units Per Acre). The Zone Change is a related request to authorize a change of zone for 4.31 net acres from M-1 (Light Manufacturing) to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre-Development Program). The Vesting Map is a related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.
4. Approval of the CUP, Housing Permit, and Vesting Map will not become effective unless and until the Board has adopted the Plan Amendment and Zone Change, and the Plan Amendment and Zone Change have become effective.
5. The subject property is located at 22425-22433 South Vermont Avenue, in the unincorporated community of West Carson, and consists of four separate parcels identified as Assessor's Parcel Numbers 7344-023-001, 7344-023-139, 7344-023-138, and 7344-023-003. The subject property is located in the Carson Zoned District.

6. The "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.
7. The pre-existing zoning on the subject property is M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
8. The surrounding properties are zoned as follows:

North:	M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence-17 Dwelling Units Per Net Acre-Development Program), and RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area-12 Dwelling Units Per Net Acre)
South:	R-3-17U-DP, and A-1
East:	M-1, R-3-17U-DP, and A-1
West:	A-1 and RPD-5,000-12DU
9. Surrounding land uses within 500 feet include:

North:	Mobilehome park, single-family residences, townhomes, light industrial/manufacturing, and warehouses
South:	Single-family residences, townhomes, and hospital
East:	Single-family residences, townhomes, light industrial/manufacturing, and warehouses
West:	Single-family residences, townhomes, light industrial/manufacturing, and warehouses
10. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the Board finds that the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.
11. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding

community. However, the Board finds that the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development, compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs," and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

12. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the Board finds that the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.
13. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality, and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The Board finds that the proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass, and loss of industrial land use base and employment.
14. The subject project proposes to set aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households to receive a density bonus of 40 dwelling units. The Board finds that the proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities, and other services.
15. The subject project has been designed to meet green building certification standards. The proposal to meet green building standards promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal to meet green building standards is consistent with ongoing County efforts to respond to state laws and policies regarding climate change.

16. The Board finds that the project and the proposed density is compatible with and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses or neighborhoods, nor adversely impact the existing character and density of the unincorporated community of West Carson.
17. A CUP is required to ensure compliance with the requirements of the DP overlay zone, pursuant to Sections 22.40.030 and 22.40.040 of the Los Angeles County Code ("County Code").
18. CUP Case No. 2005-00321-(2) is a request for approval of the DP. In addition, the subject project proposes the following modifications to the R-4 zone:
  - a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.
19. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the CUP for the proposed DP. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.
20. Primary access to the subject property is from Vermont Avenue, a 100-foot-wide major highway as depicted on the Los Angeles County Master Plan of Highways.
21. The Vesting Map and Exhibit "A," dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area, and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot-wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains, and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue to the south of the main entrance and another at the termination of 225<sup>th</sup> Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite.

22. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the County Code.
23. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
24. The applicant has submitted a DP, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
25. As a condition of approval of this grant, the applicant will be required to comply with all applicable DP conditions as set forth in Section 22.40.070 of the County Code.
26. The proposed project will comply with all affordable housing requirements established for lower income households in accordance with Section 22.52.1830 of the County Code. Additionally, in accordance with Section 22.52.1850 of the County Code, a reduction of 143 residential parking spaces is proposed under the "by-right" provision of the administrative housing permit for qualified affordable housing projects.
27. The proposed development also complies with all requirements of a "qualified" project in accordance with Sections 22.52.1820 and 22.52.1830 of the County Code. The housing set-aside units are compatible with the exterior design of the other units within the qualified project in terms of appearance, materials, and finished quality. In accordance with Section 22.56.2690 of the County Code, the project has been determined to have no adverse environmental, health, or safety impacts that are not satisfactorily mitigated or avoided.
28. Fifteen items of correspondence were received regarding the project while it was pending before the Commission. Of these, there were 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County ("Sanitation Districts"). The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles, and lack of compatibility of the existing industrial building.

The letter in opposition and the letter of concern were from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition indicated that it related primarily to the height of the building and traffic impacts.

The letter from the Sanitation Districts indicates that a public hearing notice had been received for the proposed development. The Sanitation Districts offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

29. During its August 13, 2008 public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner, and one property owner in the nearby area. Two persons supported the project while the other four persons expressed some concerns while not formally opposing the proposed development. One testifier, a local business owner who owns a bakery located directly to the north of the subject property stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices." This testifier also voiced concerns that the proposed multi-family units would be too costly for the community. Lastly, two testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.
30. During its August 13, 2008 hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building and also be evenly distributed among one-, two-, and three-bedroom unit types. The Commission stated that fair distribution of the affordable units was to be ensured through the required covenant and agreement for the administrative affordable housing permit and through the project's Covenants, Conditions and Restrictions ("CC&Rs").

The Commission was concerned that the proposed development could gradually become a poorly-maintained apartment complex over time after dwelling units are offered for sale. To help avoid this outcome, the Commission decided that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold could be subsequently leased by their owners.

The Commission stated that the proposed front yard fence should be set back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs, and in the tenant's lease agreement.

To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used to include architectural design features, landscaping/vegetation, and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities did not diminish the safety and security of the residents and guests.

31. After hearing all testimony at its August 13, 2008 hearing, the Commission closed the public hearing and adopted the Mitigated Negative Declaration prepared for the project; approved the Vesting Map, CUP, and Housing Permit; and recommended to the Board approval of the Plan Amendment, and adoption of the Zone Change.
32. The Board conducted its duly-noticed public hearing on October 28, 2008. The Board received a staff presentation describing the project and summarizing the Commission's. There was no public testimony offered in opposition to the project during the Board's hearing.
33. The Board finds that an Initial Study was prepared for the proposed residential project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board further finds that the Initial Study identified



less than significant effects with project mitigation for noise, air quality, traffic, and emergency services. The applicant agreed to comply with the specifically identified mitigation measures. Based on the Initial Study, a Mitigated Negative Declaration ("MND") was prepared for the project. The conditions or changes in the proposed project necessary in order to ensure the proposed project will not have a significant effect on the environment have been included in the Mitigation Monitoring Program ("MMP").

34. The Board finds that the MND for the project accurately reflects the independent judgment of the Board as to the environmental consequences of the project and, that upon compliance with the mitigation measures in the MMP, the project will not have a significant adverse impact on the environment.
35. The Board finds that the proposed use is consistent with the General Plan and the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code or as otherwise required in order to integrate the proposed uses with the uses in the surrounding area.
36. The Board finds that the proposed project will not disrupt or adversely impact local traffic conditions and the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
37. The Board finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
38. As conditioned, the Board finds that the proposed project will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.
39. The project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code, and the applicant will be required to pay the appropriate fees.
40. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents

and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. The proposed use with the attached conditions and restrictions is consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. The DP submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area; and
- F. The proposed use complies with the County requirements for affordable housing in accordance with the administrative housing permit.

**THEREFORE, THE BOARD OF SUPERVISORS:**

- 1. Certifies that the MND was completed in compliance with CEQA and the state and County guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record and the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;

2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Approves Conditional Use Permit No. 2006-00321-(2) and Housing Permit No. 2006-00003-(2), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NUMBER 2006-00321-(2)**  
**HOUSING PERMIT NUMBER 2006-00003-(2)**

1. This grant authorizes the use of a Development Program on the subject property for 246 new attached condominium units in one attached multi-family building in a gated residential development, with 1.28 acres of landscaping and common open area, as depicted on the approved Exhibit "A" (dated September 20, 2007) or an approved revised Exhibit "A," subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
  - a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 56;
  - b. An ordinance changing the zoning of the property from M-1 to R-4-48U-DP, as recommended in Zone Change Case No. 2006-00012-(2), has been adopted by the Board of Supervisors ("Board") and has become effective; and
  - c. A resolution changing the plan category of the property from Category I (Major Industrial) to Category 4 (High-Density Residential-Greater than 22 dwelling units per acre), as recommended in General Plan Amendment Case No. 2006-00015-(2), has been adopted by the Board and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five days of the approval date, the permittee shall remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
8. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence of development to the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The

permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of a final map for related Vesting Tentative Tract Map No. 067784. In the event that Vesting Tentative Tract Map No. 067784 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed, and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A," dated September 20, 2007, or an approved revised Exhibit "A."
14. The development of the subject property shall conform to the conditions of approval for Vesting Tentative Tract Map No. 067784.
15. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
16. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Section 22.48.160 of the County Code:
  - a: Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

18. A minimum of 431 automobile parking spaces, as depicted on the approved Exhibit "A" (dated September 20, 2007) or on an approved revised Exhibit "A," shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. The requirement to provide at least two covered parking spaces for each dwelling unit has been modified in accordance with Section 22.52.1850, which allows a reduced parking rate for one-bedroom units for qualified affordable housing projects. There shall be at least 59 guest parking spaces distributed throughout the parking structure as depicted on the approved Exhibit "A" (dated September 20, 2007) or an approved revised Exhibit "A." The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of the Department.
19. Pursuant to section 1129B of the Building Code, three of the 59 guest parking spaces must be accessible parking spaces for the disabled (one van accessible). Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking spaces.
20. The subject multi-family residential development has been approved with green building design features meeting the minimum requirements to attain green building certification under the "Green Point-Rated" program's May 2008 "Multifamily Green Building Guidelines." Evidence of the incorporation of such design features within the project's development and construction shall be submitted to the Department prior to the issuance of building permits, to the satisfaction of the Department.
21. The permittee shall submit a copy of the CC&Rs to the Department for review prior to approval of a final map for Vesting Tentative Tract Map No. 067784.
22. The permittee shall provide language in the CC&Rs stating that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold shall be subsequently leased by their owners. In addition, the permittee shall provide language in the CC&Rs stating that once sold, the 22 affordable set aside units may not be leased by their owners and that all set aside units must be occupied by the eligible household that leases or purchases the unit.
23. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Department.
24. The permittee shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.

25. The permittee shall state in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
26. The permittee shall state in the CC&Rs that any graffiti on the subject property shall be removed within 24 hours of the occurrence.
27. The permittee shall disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.
28. The permittee shall disclose in the lease for prospective tenants information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A copy of the form of lease with such provision included shall be provided to the Department prior to issuance of certificate of occupancy.
29. The permittee or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") and the Department to set aside 22 dwelling units for "lower income" tenants as defined in Section 22.08.090 of the County Code. The 22 set aside units shall be distributed proportionally among the one-, two-, and three-bedroom units within the project, shall contain the same interior finishes and overall visual and architectural quality as non-set aside units, shall not be concentrated in one location of the building, and shall be set aside for lower-income tenants for a period of 30 years.
30. An affidavit shall be recorded with the Los Angeles County Recorder disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. Prior to final map approval, a draft copy of the affidavit shall be submitted to Regional Planning for review prior to recordation of the affidavit.
31. Information contained within the CC&Rs required by this permit shall not be modified in any way without prior authorization from the Department.
32. All utilities shall be placed underground.
33. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
34. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.



35. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 7:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
36. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
37. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
38. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
39. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
40. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation provisions of the County Code as currently adopted by the County.
41. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
42. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
43. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
44. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.

45. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities shall be provided to the satisfaction of and within the time periods established by said department.
46. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
47. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping shall be completed within six months following the date of issuance of the certificate of occupancy.

48. The permittee shall depict in a Revised Exhibit "A" and in a landscaping plan the subject parking structure, showing multiple screening techniques used to enhance the appearance and compatibility of the parking structure with the northerly adjacent property and surrounding development. The permittee shall use architectural design features and vegetation to include "climbing vines" and/or other types of screening vegetation. The permittee shall submit a Revised Exhibit "A" and landscaping plan to the Department prior to building permit issuance.
49. A security fence shall be installed within the landscaped front yard setback along Vermont Avenue, which extends from the entry driveway on the north end of the Vermont Avenue frontage to the fire access gate on the south end of the Vermont Avenue frontage. The security fence shall be decorative wrought iron or

- similar material and shall be installed in a manner that does not create a straight line of fencing from one end to the other; shall be covered with vines or screened with other comparable vegetation; integrated with the front setback landscaping; and shall not be located at the edge of the landscaping along Vermont Avenue along the public sidewalk. The security fence design shall be included in a Revised Exhibit "A" and landscaping plan submitted to the Department for review prior to building permit issuance.
50. The project shall exceed year 2005 Title 24 Energy Efficiency Standards by at least 15 percent. The permittee shall submit evidence to the Department prior to the issuance of building permits demonstrating that such standards have been exceeded within the development through specific design features that have been incorporated in the project's design.
  51. A permanent full-service recycling program shall be implemented for residents that will include contracting for periodic on-site collection and physical improvements such as centralized receptacles to recycle paper, plastic, glass, and metal waste products. The recycling program shall be fully maintained at all times by building management or a homeowners association. The permittee or successor in interest shall provide for the maintenance of the recycling program facilities and service in the CC&Rs, to be reviewed by the Department prior to final map approval. In addition, the permittee shall submit further details of the recycling program to the Department prior to the issuance of building permits.
  52. An information center for residents providing public transit, "para-transit," carpooling, and other relevant transportation-related information shall be designated in a convenient and accessible indoor location within the development. This information center shall be maintained by building management or a homeowners association. Such maintenance shall include the routine upkeep of the facility and updating of documents and other information on a regular basis, as necessary to keep the residents informed of transit information in a timely manner. Provisions for the transit information center and its maintenance shall be given in the CC&Rs. The information center program shall be included in the CC&Rs and submitted to the Department for review prior to final map approval.
  53. The permittee shall provide the means for a basketball hoop to be located on the subject property, to be utilized by residents and guests only, as feasible so as not to reduce safety or security on the subject site. The permittee shall depict the location and design of the facility on a Revised Exhibit "A" and/or landscaping plan to be reviewed by the Department prior to building permit issuance.

54. The following development program conditions shall apply:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property;
  - b. No existing building or structure which under the program is to be demolished shall be used;
  - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;
  - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning; and
  - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
55. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project on file at the Department are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, the permittee shall record a covenant and agreement and submit a copy to the Department for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Department for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
56. The permittee shall deposit the sum of \$3,000 with the Department in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

Attachment:

Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM  
PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Applicant	Monitoring Agency or Party
<p><b>Noise.</b></p> <p>1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery.</p> <p>2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area.</p> <p>3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During</p>	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.			Los Angeles County Department of Regional Planning, Public Works, and Public Health

# PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p> <p>4. During construction, staging and delivery areas shall be located as far as feasible from existing residences.</p> <p>5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.</p> <p>6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.</p> <p>7. To the extent feasible, hydraulic equipment instead of pneumatic impact</p>				

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

MITIGATION MONITORING PROGRAM

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>tools and electric powered equipment shall be used for exterior construction work.</p> <p>8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.</p> <p>9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.</p> <p>10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven.</p> <p>11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site.</p> <p>12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary 3/4 inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter.</p> <p>13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration</p>				

# MITIGATION MONITORING PROGRAM

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>equipment should not exceed 55 dBA at any point on the neighboring residential property lines.</p> <p>14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.</p>				
<p><b>Air Quality</b></p> <p>15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels.</p> <p>16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less.</p> <p>17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning, Public Works, and Public Health, SCAQMD</p>



MITIGATION MONITORING PROGRAM

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Keep all construction equipment in proper tune in accordance with manufacturer's specifications.</li> <li>• Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).</li> <li>• Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost</li> </ul>				

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

MITIGATION MONITORING PROGRAM

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> <li>Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).</li> <li>Limit truck and equipment idling time to five minutes or less.</li> <li>Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines</li> </ul>				

PROJECT NO. TR067784, RCUP T2006000321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>to the extent feasible.</p> <p>18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Use watering to control dust generation during demolition of structures or break-up of pavement.</li> <li>• Water active grading/excavation sites and unpaved surfaces at least three times daily.</li> <li>• Cover stockpiles with tarps or apply non-toxic chemical soil binders.</li> <li>• Sweep daily (with water sweepers) all paved parking areas and staging areas.</li> <li>• Provide daily clean-up of mud and dirt carried onto paved streets from the site.</li> <li>• Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> </ul>				

MITIGATION MONITORING PROGRAM

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>• Install wind breaks at the windward sides of construction areas.</li> <li>• Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.</li> <li>• An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.</li> </ul>				
<p><b>Traffic</b></p> <p>19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed:</p> <p><u>Vermont Avenue at West 223<sup>rd</sup> Street</u></p> <p>South approach: One left-turn lane.</p>	Payment for implementation of traffic mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, City of Carson and Caltrans.

MMP for TR067784 at 22433 S. Vermont Avenue in Torrance

PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003

MITIGATION MONITORING PROGRAM

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane.				
East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.				
West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.				
Harbor Freeway (I-110) Southbound Ramp at West 223 <sup>rd</sup> Street				
West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane.				
20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson:				
Harbor Freeway (I-110) Northbound Ramp at West 220 <sup>th</sup> Street				
East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane.				
21. With regard to the proposed mitigation measure at the intersection				

**MITIGATION MONITORING PROGRAM**

**PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T200600003**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220<sup>th</sup> Street, which is to restripe the westbound approach of 220<sup>th</sup> Street to add a lane, the applicant and/or contractor must submit a signing &amp; striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way.</p> <p>22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report.</p> <p>23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.</p>				
<b>Emergency Services</b>				
24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.	Payment for implementation of emergency services measures to be paid prior to commencement of construction.	Monitoring to occur during scheduled maintenance or checks.	Applicant	Los Angeles County Sheriff Fire Departments
<b>Mitigation Compliance</b>				



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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Agenda No. 15

10/28/08

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: PROJECT NUMBER TR067784-(2)  
GENERAL PLAN AMENDMENT CASE NUMBER 2006-00015-(2)  
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a general plan amendment to facilitate a 246-unit attached condominium project in the Carson Zoned District. At the completion of the hearing you indicated an intent to approve the proposed general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is an appropriate resolution for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By 

RICHARD D. WEISS  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

RDW/gl

Enclosures

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO THE ADOPTION OF  
GENERAL PLAN AMENDMENT NUMBER 2006-00015-(2)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles ("Board of Supervisors") conducted a public hearing regarding General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Conditional Use Permit Case No. 2006-00321-(2), Vesting Tentative Tract Map No. 067784, and Housing Permit Case No. 2006-00003-(2) on October 28, 2008; and

**WHEREAS**, the Board of Supervisors finds as follows:

1. The applicant has requested an amendment to the Los Angeles Countywide General Plan ("General Plan") to change the Land Use Policy Map from category I (Major Industrial) to land use category 4 (High Density Residential-Greater than 22 Dwelling Units Per Acre) for the subject property.
2. The subject property is located at 22425-22433 South Vermont Avenue in the West Carson unincorporated area in the Carson Zoned District.
3. The plan amendment request was heard concurrently with Zone Change Case No. 2006-00012-(2), Conditional Use Permit Case No. 2005-00321-(2), Housing Permit Case No. 2006-00003-(2), and Vesting Tentative Tract Map No. 067784.
4. Zone Change Case No. 2006-00012-(2) is the related request to authorize a change of zone on 4.31 net acres from M-1 (Light Manufacturing) to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre-Development Program).
5. Conditional Use Permit Case No. 2005-00321-(2) is the related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:
  - a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.
6. Vesting Tentative Tract Map No. 067784 is the related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.



7. Housing Permit Case No. 2006-00003-(2) is the related request to set aside 10 percent affordable housing for lower-income households with eligibility for a 20 percent density bonus.
8. The "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000-square-foot multi-use warehouse building and adjacent parking lot.
9. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
10. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence-17 Dwelling Units Per Net Acre-Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area-12 Dwelling Units Per Net Acre) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP, and A-1 to the south, and A-1 and RPD-5,000-12DU to the west.
11. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing, and warehouses. To the south are single-family residences, townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing, and warehouses.
12. Primary access to the subject property is from Vermont Avenue, a 100-foot-wide major highway as depicted on the Los Angeles County Master Plan of Highways.
13. The Vesting Tentative Tract Map and Exhibit "A," dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area, and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot-wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area to include a swimming pool, landscaping, courtyards, water fountains, and planters.

Primary access will be gated at the main project entrance along Vermont Avenue with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225<sup>th</sup> Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading are proposed with 16,400 cubic yards of earthwork to be imported from offsite.

14. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.
15. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development, compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.
16. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic

development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

17. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality, and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass, and loss of industrial land use base and employment.
18. The subject project proposes to set aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities, and other services.
19. The subject project has been designed to meet green building certification standards. The proposal to meet green building standards promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal to meet green building standards is consistent with ongoing County efforts to respond to state laws and policies regarding climate change.
20. In reaching its decision the Board of Supervisors has considered the whole record, including any testimony for and against the project.
21. The proposed plan amendment is consistent with the goals and policies of the General Plan. The proposed residential project will increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-housing balance in the area, and concentrate well-designed high-density housing in and adjacent to job centers and local transit service.
22. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

23. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for noise, air quality, traffic, and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP") on file with the Department of Regional Planning.
24. The MND accurately reflects the independent judgment of the Board of Supervisors as to the environmental consequences of the project and, that upon compliance with the mitigation measures in the MMP, the project will not have a significant adverse impact on the environment.

**THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:**

1. Certifies that the MND prepared for the project was completed in compliance with CEQA, and the state and County guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
2. Certifies that it adopted the MND prepared for the project at the conclusion of its public hearing on the project and certifies that it reviewed and considered the information contained therein; and
3. Certifies that it adopted the MMP for the proposed project, and pursuant to section 21081.6 of the Public Resources Code, finds that the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and
4. Finds that the recommended general plan amendment is consistent with the goals, policies, and programs of the General Plan; and
5. Adopts General Plan Amendment No. 2006-00015-(2) amending the Land Use Policy map of the General Plan, as shown on the attachment.

The foregoing was on the \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
adopted by the Board of Supervisors of the County of Los Angeles and ex officio the  
governing body of all other special assessment and taxing districts, agencies, and  
authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By   
Deputy

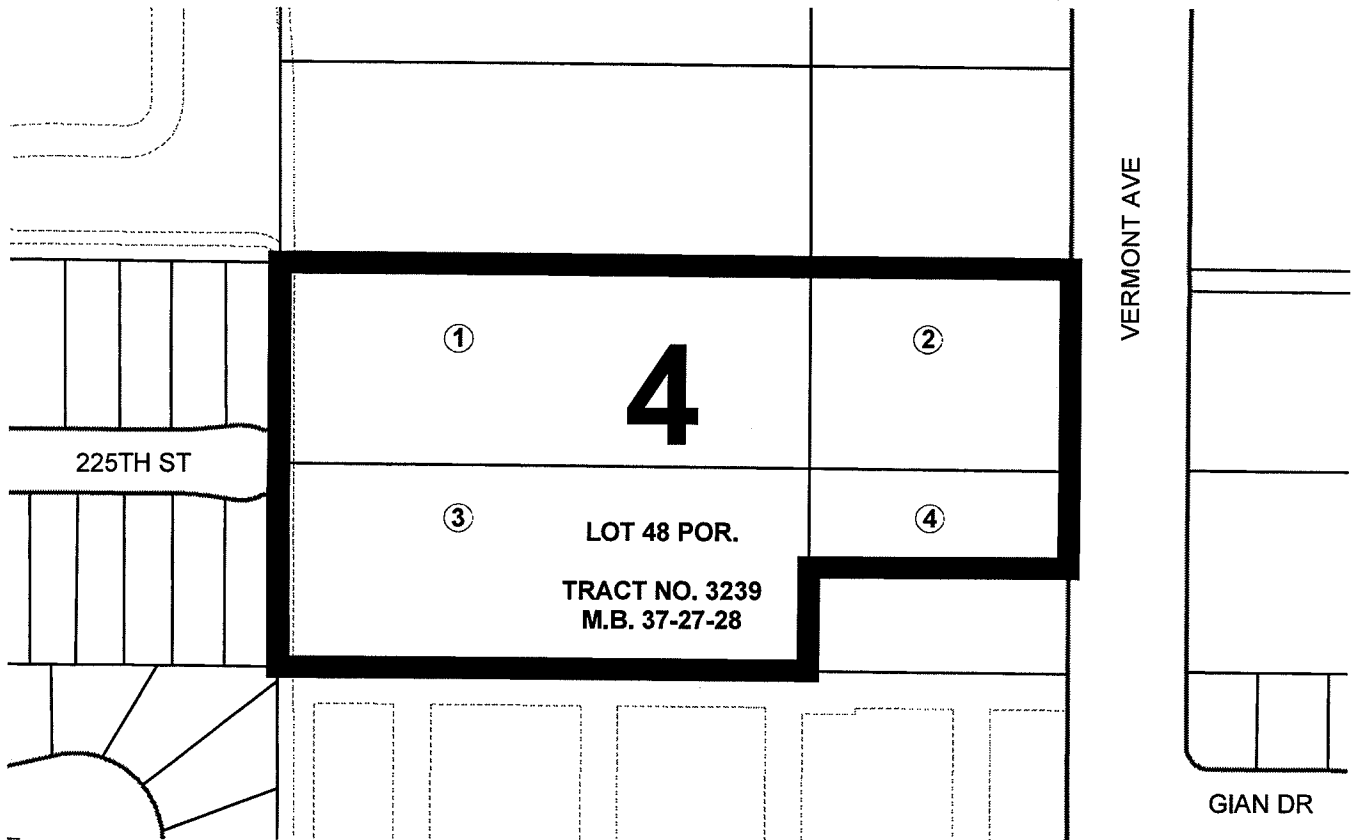
Attachment

AMENDMENT TO COUNTWIDE GENERAL PLAN  
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2006-00015-(2)  
ON: \_\_\_\_\_

**CATEGORY I TO CATEGORY 4**

(PROPOSED: HIGH DENSITY RESIDENTIAL - GREATER THAN 22 DU/AC)









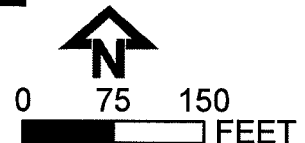
**LEGAL DESCRIPTION:**

THAT PORTION OF THE LOT 48 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

- ① THE NORTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
- ② THE EAST 239 FEET OF THE NORTH HALF OF SAID LOT.
- ③ THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
- ④ THE EAST 239 FEET OF THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE SOUTH 82.5 FEET THEREOF.

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



COUNTY ZONING MAP  
045H197

DIGITAL DESCRIPTION: VZCO\ZD\_CARSON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.  
County Counsel

November 19, 2008

TELEPHONE  
(213) 974-1801  
FACSIMILE  
(213) 626-7446  
TDD  
(213) 633-0901

Agenda No. 15  
10/28/08

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: PROJECT NUMBER TR067784-(2)  
VESTING TENTATIVE TRACT MAP NUMBER 067784-(2)  
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes creation of a single multi-family lot for 246 attached condominiums to be contained in a single building in the Carson Zoned District. At the completion of the hearing you indicated an intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By   
RICHARD D. WEISS  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

RDW/gl

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
VESTING TENTATIVE TRACT MAP NO. 067784-(2)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly-noticed public hearing on the matter of Vesting Tentative Tract Map No. 067784 ("Vesting Map") on October 28, 2008. The Los Angeles County Regional Planning Commission ("Commission") previously conducted a noticed public hearing on August 13, 2008. The Vesting Map was heard concurrently with General Plan Amendment Case No. 2006-00015-(2) ("Plan Amendment"), Zone Change Case No. 2006-00012-(2) ("Zone Change"), Conditional Use Permit Case No. 2006-00321-(2) ("CUP"), and Housing Permit Case No. 2006-00003-(2) ("Housing Permit").
2. The Vesting Map and Exhibit "A," dated September 20, 2007, propose one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area, and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains, and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue to the south of the main entrance and another at the termination of 225<sup>th</sup> Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite.
3. The subject property is located at 22425-22433 South Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.
4. The "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.
5. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.



6. The project site is currently zoned M-1 (Light Manufacturing). The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
7. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence-17 Dwelling Units Per Net Acre- Development Program), and RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area-12 Dwelling Units Per Net Acre) to the north; M-1, R-3-17U-DP, and A-1 to the east; R-3-17U-DP and A-1 to the south; and A-1 and RPD-5,000-12DU to the west.
8. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing, and warehouses. To the south are single-family residences, townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing, and warehouses.
9. The subject property is located within the Major Industrial land use category of the Los Angeles Countywide General Plan ("General Plan"). A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.
10. The Plan Amendment is a request to amend the General Plan Land Use Policy Map from Category I (Major Industrial) to Category 4 (High Density Residential-Greater Than 22 Dwelling Units Per Acre).
11. The Zone Change is a related request to authorize a change of zone on 4.31 net acres from M-1 (Light Manufacturing) to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre-Development Program).
12. The CUP is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:
  - a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.
13. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the CUP for the proposed development program. In accordance with the Los Angeles County Code ("County Code"), the modification is requested in

order to maintain consistency with the rest of the project's exterior design and for added security measures.

14. The Housing Permit is a related proposal for an administrative housing permit to set aside 10 percent affordable housing for lower-income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.
15. Approval of the Vesting Map, CUP, and Housing Permit will not become effective unless and until the Board has adopted the Plan Amendment and Zone Change, and the Plan Amendment and Zone Change have become effective.
16. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the Board finds that the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development, compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs," and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.
17. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the Board finds that the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.
18. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality, and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The Board finds that the proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural

areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass, and loss of industrial land use base and employment.

19. The subject project proposes to set aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households to receive a density bonus of 40 dwelling units. The Board finds that the proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities, and other services.
20. The subject project has been designed to meet green building certification standards. The proposal to meet green building standards promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal to meet green building standards is consistent with ongoing County efforts to respond to state laws and policies regarding climate change.
21. Based on evaluation of the above facts, the Board determines that the proposed development is consistent with the General Plan.
22. Fifteen items of correspondence were received regarding the project while it was pending before the Commission. Of these, there were 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County ("Sanitation Districts"). The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community; the new development enhancing the community and supporting local businesses ("stimulating the economy"); increase in compatibility with surrounding development; the need for additional housing; increase in local community activity; increase in local revenue; utilizing green building principles; and lack of compatibility of the existing industrial building.

The letter in opposition and the letter of concern were from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition was stated as being related to the height of the building and traffic impacts.

The letter from the Sanitation Districts indicates that a public hearing notice had been received for the proposed development. The Sanitation Districts offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

23. During its August 13, 2008 public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner, and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not formally opposing the proposed development. One testifier, a local business owner who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices." This testifier also voiced concerns that the proposed multi-family units would be too costly for the community. Lastly, two testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.
24. During its August 13, 2008 public hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building, and also be evenly distributed among one-, two-, and three-bedroom unit types. The Commission stated that fair distribution of the affordable units was to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Covenants, Conditions and Restrictions ("CC&Rs").

The Commission was concerned that the proposed development could gradually become a poorly-maintained apartment complex over time after dwelling units are offered for sale. To help avoid this outcome, the Commission decided that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold could be subsequently leased by their owners.

The Commission stated that the proposed front yard fence should be set back from the public sidewalk; should be screened with vegetation; and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs, and in the tenant's lease agreement.

To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used to include architectural design features, landscaping/vegetation, and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities did not diminish the safety and security of the residents and guests.

25. After hearing all testimony at its August 13, 2008 hearing, the Commission closed the public hearing and adopted the Mitigated Negative Declaration ("MND"); approved the Vesting Map CUP and Housing Permit; and recommended to the Board approval of the Plan Amendment and adoption of the Zone Change.
26. The Board conducted its duly-noticed public hearing on October 28, 2008. The Board received a staff presentation describing the project and summarizing the Commission's actions. There was no public testimony offered in opposition to the project during the Board's hearing.
27. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the County Code.
28. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
29. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply, diversity, and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.

30. The Board finds that the site is physically suitable for the density and type of development proposed since it has access to County-maintained streets; will be served by public sewers; and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
31. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
32. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat.
33. The Board finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
34. The Board finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
35. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
36. In determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
37. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
38. The Board finds that an Initial Study was prepared for the proposed residential project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board further finds that the Initial Study identified less than significant effects with project mitigation for noise, air quality, traffic, and emergency services. The applicant agreed to comply with the specifically-identified mitigation measures. Based on the Initial Study, a MND was prepared

for the project. The conditions or changes in the proposed project necessary in order to ensure the proposed project will not have a significant effect on the environment have been included in the Mitigation Monitoring Program ("MMP").

39. The Board finds that the MND for the project accurately reflects the independent judgment of the Board as to the environmental consequences of the project and, that upon compliance with the mitigation measures in the MMP, the project will not have a significant adverse impact on the environment.
40. The project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Fee and appropriate fees will be required.
41. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that the MND was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record and the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Approves Vesting Tentative Tract Map No. 067784-(2), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**VESTING TENTATIVE TRACT MAP NUMBER 067784-(2)**

1. The subdivider shall conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code") including the requirements of the R-4-48U-DP (Unlimited Residential-48 Dwelling Units Per Net Acre- Development Program) zone. Also, the subdivider shall conform to the requirements of Conditional Use Permit ("CUP") Case No. 2006-00321-(2) and the Mitigation Monitoring Program ("MMP").
2. The subdivider shall label the interior driveways as "Private Driveway and Fire Lane" on the final map.
3. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A," dated September 20, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Department") and the Los Angeles County Fire Department.
4. The subdivider shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Department for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such and shall not be modified in any way without prior authorization from the Department.
5. The CC&Rs shall include language stating that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold shall be subsequently leased by their owners. In addition, the CC&Rs shall include language stating that once sold, the 22 affordable set aside units may not be leased by their owners and that all set aside units must be occupied by the eligible household that leases or purchases the unit.
6. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping, and the lighting system along all walkways and outdoor seating areas to the satisfaction of the Department.
7. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subdivider shall disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.



9. The subdivider shall disclose in the lease for prospective tenants information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A copy of the form of lease with such provision included shall be provided to the Department prior to issuance of certificate of occupancy.
10. The subject multi-family residential development has been approved with green building design features meeting the minimum requirements to attain green building certification under the "Green Point-Rated" program's May 2008 "Multifamily Green Building Guidelines." Evidence of the incorporation of such design features within the project's development and construction shall be submitted to the Department prior to the issuance of building permits, to the satisfaction of the Department.
11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated September 20, 2007.
12. The subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") and the Department to set aside 22 dwelling units for "lower income" tenants as defined in Section 22.08.090 of the County Code. The 22 units set aside shall be distributed proportionally among the 1-, 2-, and 3-bedroom units in the project; shall contain the same interior finishes and overall visual and architectural quality as non-set aside units; shall not be concentrated in one location of the building; and shall be set aside for lower-income tenants for a period of 30 years.
13. An affidavit shall be recorded with the Los Angeles County Recorder disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. Prior to final map approval, a draft copy of the affidavit shall be submitted to the Department for review prior to recordation of the affidavit.
14. The subdivider shall place a note or notes on the final map, to the satisfaction of the Department and the Los Angeles County Department of Public Works ("Public Works"), that this subdivision is approved as a condominium project for a total of 246 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
15. The subdivider shall remove all existing structures on the subject property. The subdivider shall submit a copy of a demolition permit or other proof of removal prior to final map approval.
16. The subdivider or successor in interest shall plant at least 38 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location

and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Department and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of the Department to ensure the planting of the required trees.

17. The subdivider shall depict in a Revised Exhibit "A" and in a landscaping plan the subject parking structure, showing multiple screening techniques used to enhance the appearance and compatibility of the parking structure with the northerly adjacent property and surrounding development. The subdivider shall use architectural design features and vegetation to include "climbing vines" and/or other types of screening vegetation. The subdivider shall submit a Revised Exhibit "A" and landscaping plan to the Department prior to building permit issuance.
18. A security fence shall be installed within the landscaped front yard setback along Vermont Avenue, which extends from the entry driveway on the north end of the Vermont Avenue frontage to the fire access gate on the south end of the Vermont Avenue frontage. The security fence shall be decorative wrought iron or similar material and shall be installed in a manner that does not create a straight line of fencing from one end to the other; shall be covered with vines or screened with other comparable vegetation; integrated with the front setback landscaping; and shall not be located at the edge of the landscaping along Vermont Avenue along the public sidewalk. The security fence design shall be included in a landscaping plan to be reviewed by the Department prior to final map approval.
19. The project shall exceed year 2005 Title 24 energy efficiency standards currently in effect by at least 15 percent. The subdivider shall submit evidence to the Department prior to the issuance of building permits demonstrating that such standards have been exceeded within the development through specific design features that have been incorporated in the project's design.
20. A permanent full-service recycling program shall be implemented for residents that will include contracting for periodic on-site collection and physical improvements such as centralized receptacles to recycle paper, plastic, glass and metal waste products. The recycling program shall be fully maintained at all times by building management or a homeowners association. The subdivider or successor in interest shall provide for the maintenance of the recycling program facilities and service in the CC&Rs, to be reviewed by the Department prior to final map approval. In addition, the subdivider or successor in interest shall submit further detail of the recycling program to the Department prior to the issuance of building permits.
21. An information center for residents providing public transit, "para-transit," carpooling, and other relevant transportation-related information shall be designated in a convenient and accessible indoor location within the development.

This information center shall be maintained by building management or a homeowners association. Such maintenance shall include the routine upkeep of the facility and updating of documents and other information on a regular basis, as necessary to keep the residents informed of transit information in a timely manner. Provision for the transit information center and its maintenance shall be given in the CC&Rs. The information center program shall be included in the CC&Rs and submitted to the Department for review prior to final map approval.

22. The subdivider shall provide the means for a basketball hoop to be located on the subject property, to be utilized by residents and guests only, as feasible so as not to reduce safety or security on the subject site. The subdivider shall depict the location and design of the facility in a Revised Exhibit "A" and/or landscaping plan to be reviewed by the Department prior to building permit issuance.
23. Within five days of the tentative map approval date, the subdivider shall remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
24. Within 30 days of the tentative map approval, as provided in the Mitigation Monitoring Program ("MMP") prepared for the project and on file at the Department, the subdivider shall deposit the sum of \$3,000 with the Department in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
25. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. The subdivider shall comply with all such mitigation measures in accordance with the MMP. The subdivider shall record a covenant and agreement, and submit a draft copy to the Department for approval prior to recordation, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
26. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to the Department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
27. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently \$196,062) to the Los Angeles County Librarian prior to issuance of any building permit and provide proof of payment to the Department.

28. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of the Department
29. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

31. This grant shall not be effective for any purpose until:
  - a. An ordinance changing the zoning of the property from M-1 to R-4-48U-DP, as recommended in Zone Change Case No. 2006-00012-(2), has been adopted by the Board of Supervisors ("Board") and has become effective.
  - b. A resolution changing the plan category of the property from Category I (Major Industrial) to Category 4 (High-Density Residential-Greater than 22 dwelling units per acre), as recommended in General Plan Amendment Case No. 2006-00015-(2), has been adopted by the Board and has become effective.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and MMP, and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

Subdivision Committee Reports

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 67784 (Rev.)

Page 1/3

TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

The following reports consisting of 12 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

*DGR*  
Prepared by Diego G. Rivera

Phone (626) 458-4349

Date 08-13-2008

tr67784L-rev3(rev'd application 07-01-08, info map 07-14-08).doc



County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET

900 So. Fremont Ave., Alhambra, CA 91803

TEL. (626) 458-4925

EASEMENT INFORMATION MAP DATED 07/14/08

DISTRIBUTION

\_\_\_ Geologist  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 67784

SUBDIVIDER Shea Presidio Red Oak, LLC

ENGINEER Alliance

GEOLOGIST ---

SOILS ENGINEER ---

TENTATIVE MAP DATED 7/11/08 (Revised application)

LOCATION Torrance

GRADING BY SUBDIVIDER [Y] (Y or N)

REPORT DATE ---


REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/25/08 is attached.

Prepared by



Geir Mathisen

Reviewed by

Date 7/17/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>  
P:\gmepubl\Geology\_Review\Geir\Review Sheets\District 1.0 (Firestone)\Tracts\67784, TM4 APP.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 12.0  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 67784  
Location Vermont Avenue, Harbor City  
Developer/Owner Shea Presidio Red Oak, LLC  
Engineer/Architect Alliance  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

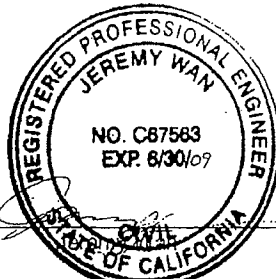
Tentative Tract Map and Exhibit Dated by Regional Planning 9/20/07 (rev.)  
Revised Application Dated by Regional Planning 7/1/08  
Previous Review Sheet Dated 10/29/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by \_\_\_\_\_ Date 7/25/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gorgmedsurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmedpub\Soils Review\Jeremy\TR 67784, Vermont Avenue, Harbor City, TTM-A\_4.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
TRACT NO. 067784  
EXHIBIT MAP DATED 09-20-07  
INFORMATION MAP DATE 07-14-08

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TENTATIVE MAP DATED 09-20-2007  
APPLICATION DATE 07-01-08

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. Provide a draft copy of the CC&Rs

Name *Amun Admal* Date 08/13/08 Phone (626) 458-4921  
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COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Vermont Avenue.
2. Restrict access on 225th Street for emergency only.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.
5. Construct full width sidewalk along the property frontage on Vermont Avenue to the satisfaction of Public Works.
6. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.
7. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Vermont Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008


- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
  - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726..
  - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
8. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
**EASEMENT** INFORMATION MAP DATED 07-14-2008

9. Plant street trees along the property frontage on Vermont Avenue to the satisfaction of Public Works.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works
12. Prepare detailed signing and striping plans (scale 1" = 40') for the roadways and intersections identified in the approved traffic study to the satisfaction of Public Works.

 Prepared by Allan Chan

Phone (626) 458-4921

Date 08-18-2008

tr67784r-rev3(rev'd application 07-01-08, info map 07-14-08).doc


COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Provide a digital copy (PDF Format) of the approved area study PC 12019AS.
3. If more than 50% of the project flows to the west or to the east, mitigation may be necessary based on the flow test measurement as stated on the approved sewer area study.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

  
Prepared by Imelda Ng/Allen Ma

Phone (626) 458-4921

Date 08-11-2008

tr67784s-rev3(rev'd application 07-01-08, info map 07-14-08).doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 67784 (Rev.)

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TENTATIVE MAP DATED 09-20-2007  
EXHIBIT MAP DATED 09-20-2007  
APPLICATION DATED 07-01-2008  
EASEMENT INFORMATION MAP DATED 07-14-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*DGR*  
Prepared by Lana Radle

Phone (626) 458-4921

Date 08-11-2008

tr67784w-rev3(rev'd application 07-01-08, info map 07-14-08).doc





COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

R.P. - Jode

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 67784 Map Date September 20, 2007 - Ex. A

C.U.P. \_\_\_\_\_ Vicinity Map 0756B

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the exhibit map. All gates shall be constructed per the gate details shown on the Exhibit Map.

By Inspector: Juan C. Padilla Date November 7, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 67784 Tentative Map Date September 20, 2007 - Ex. A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 6 public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: \_\_\_\_\_
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements maybe required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: \_\_\_\_\_

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date November 7, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 67784      DRP Map Date: 09/20/2007      SCM Date: / /      Report Date: 10/31/2007  
Park Planning Area # 21      WEST CARSON      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	1.60
IN-LIEU FEES:	\$561,054

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$561,054 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber  
James Barber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 67784      DRP Map Date: 09/20/2007      SMC Date: / /      Report Date: 10/31/2007  
Park Planning Area # 21      WEST CARSON      Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	246	1.60
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.60

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.60	\$350,659	\$561,054

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.60	0.00	0.00	1.60	\$350,659	\$561,054



JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.  
Chief Deputy

Environmental Health  
TERRANCE POWELL, R.E.H.S.  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



BOARD OF SUPERVISORS

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October 30, 2007

RFS No. 07-0027781

Tract Map No. 067784

Vicinity: Torrance

Tentative Tract Map Date: September 20, 2007 (3<sup>rd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Vesting Tentative Tract Map 067784 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the California Water Service Company, a public water system, which guarantees water connection and service to each lot. The service letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and public wastewater treatment facilities of the Los Angeles County Sanitation District #5 as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV  
Land Use Program

**ZONE CHANGE CASE NO. 2006-00012-(2)**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to Carson Zoned District No. 105.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of Carson Zoned District No. 105, as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

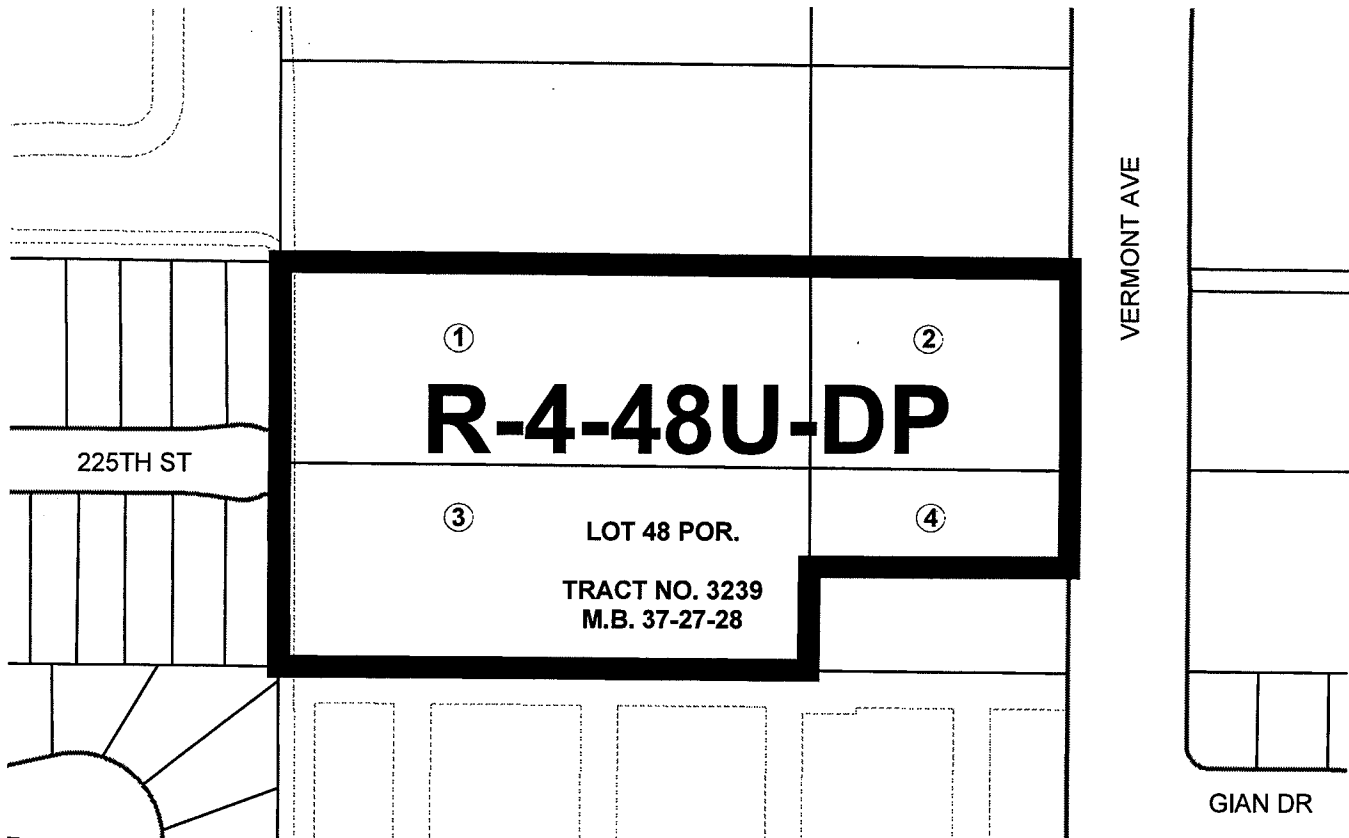
CHANGE OF PRECISE PLAN  
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 2006-00012 - (2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



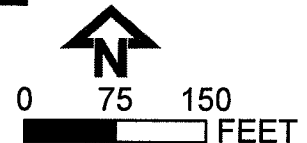
**LEGAL DESCRIPTION:**

THAT PORTION OF THE LOT 48 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

- ① THE NORTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
- ② THE EAST 239 FEET OF THE NORTH HALF OF SAID LOT.
- ③ THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
- ④ THE EAST 239 FEET OF THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE SOUTH 82.5 FEET THEREOF.

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



COUNTY ZONING MAP  
045H197

DIGITAL DESCRIPTION: \ZCO\ZD\_CARSON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR